

**Naples Planning and Land Use
Regular Meeting
September 15, 2015**

Commission Present: Chris Clark, Szeth Simmons, Andrew Bentley, Mark Partridge, Kerry Kinney

Commission Absent: Cresta Slaugh

Others Present: Dale Peterson, Joshua Bake, Dean Baker, Jim Harper, Ken Reynolds, Connie Patton, Mark Watkins,

Verification of full Quorum Chairman Mark Partridge verified a full Quorum
All Commission Members will be voting in tonight's meeting.

Disclosures None

Approval of Agenda

Mark asks for a motion to approve the agenda for September 15, 2015. Chris made the motion to approve the agenda for September 15, 2015 meeting, Szeth seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Kerry Kinney	Aye

Motion carried with all voting Aye.
None opposed.

Approval of Minutes

Mark asks for questions or comments on the approval of minutes for July 21, 2015. Andrew motions to except the July 21, 2015 minutes, with the exception Joshua was allowed to add the exact wording of what we voted on into those minutes. Kerry seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Kerry Kinney	Aye

Motion carried with all voting Aye.
None opposed

PLANNING

• **REZONE DISCUSSION**

○ Otter Creek Subdivision

Joshua, I'm not asking for any formal action tonight, this is just to expedite the process in the future. I just want to update the Commission on this.

An individual came from Otter Creek Subdivision looking to do a single lot split. The Subdivision encompasses approximately five lots. We have a small Subdivision that is a RA-1 Zone which does not make a lot of sense for smaller lots. The individual ask if they needed to make a petition to change the zoning. They wanted to sell the back half of their lot to an adjacent property owner. Being in a RA-1 Zone these lots are non-conforming, again it doesn't make a lot of sense to have a Subdivision in a RA-1 Zone. I informed them that they did not have to come before the Planning Commission to request this Re-Zone; I felt it was my responsibility as the Planning Authority to bring this to the Commission. This is in an effort to clean up our ordinances as we see fit. The request has been made on my behalf that we Re-Zone the Otter Creek Subdivision to a RA-2 Subdivision that does allow for substantially smaller lot sizes. It will be more in harmony with the surrounding area and the neighborhoods around there. By doing the RA-2, it will make it more useable lots that can be used in a manor the property owners see fit. The single lot split is a completely separate mater. It will not create a flag lot and not create a new lot at all. It will join two lots where the individual would have access to the street.

Next month we will have a Public Hearing on this to request the Zoning change, this is a good opportunity for me to gather any additional information you would like. Andrew, when these lots were created was the RA-1 requirement not that large? Joshua, that's another thing I will have at the next meeting, I do not have that here tonight. Andrew, what is the difference between a RA-2 and just a R-1, Joshua, different lot sizes and different requirements of what can go there. This is where I need to find more information. The RA-1 Zone more than likely has agricultural use whereas the RA-2 Zone requires less square footage to the lots. A RA-2 minimum lot area for a single family dwelling is 14,520 square feet, where a RA-1 is 20,000'. Andrew, if we did Re-Zone it could that potentially become a buildable lot for residential use? Joshua, yes it could. We can't look at their intentions; have to look at what the future possibilities are, to extend a garage. Kerry would this work as an R-1 or would a RA-2 be better? Joshua, I think a RA-2 because there is agricultural use behind it. It's hard to put a true R-1 Zone right next to Agricultural Zone because of the expectation of neighbors. A RA-2 would be my proposal. I am not asking for any official action tonight, this is for you to think about and I will bring it forward next month.

- **NAPLES CITY DOWNTOWN FORM BASED CODE**

- Discussion

Joshua, in the packets you have some great examples, thanks to Commissioner Clark, of some proposed changes to the Form Base Code. Talking with some of the other Planning Commissioners and Planners from other Communities they highly recommended when we do the Form Base Code we try to do a lot at once rather than piece it each time. Each time we are going to have to have a Public Hearing and go through a lot of steps, so it's highly recommended that we do it together. We have our Form Base in our Downtown area, one thing that you will notice, the change we want to do is where it says Master Plan Update, it will be a Master Plan Concept. Right now our Form Base calls out for locations for specific roads, for specific widths of roads, it does not allow for a developer to come in and say, let's say if Target wanted to come in and go right down here, per our Form Base Code they would not be allowed, they would have to go into the Big Box location. It is not written as a concept plan over all. It does need specific requirements, design standards are great, however it does need to be flexible while we are vitalizing our Downtown rather than Re vitalizing it. In Casper we were Re vitalizing, we had old buildings, we were repurposing, bringing in new businesses. This type of Form Based Code is perfect for that. That way you're not getting eighteen Car Dealerships down here. You're helping dictate what goes where. When we don't have anything, if we try to dictate that those eighteen Car Dealerships can't go here, it may be nice to have one Car Dealership, but we might lose out on that one. When we are looking at these different plans we need to look at the Form Base Code and decide what makes sense.

Administrative Training

- **Small City Training in Price UT-November 5th 8:30 – 3:00**

This training will be a great opportunity to hear about what works in small communities. It's for Planning Commissioners and Planners. It also talks about updating the General Plan. We did budget this year to look at changing our Master Plan. The copy of our Master Plan that I have, the last update was 1999. I believe we are due for an update, not only to our Form Base Code but to our Master Plan as well. How Commissioner Clark has broken this out and written it up is phenomenal. If you get a minute to go over this, you can make the changes as Commissioner Clark did. Put yourself in the developers shoes, if it doesn't make sense, there's a good likelihood it doesn't make sense to other people. I am impressed with this Form Base Code but with an empty Downtown it is very restrictive. Right now while things are slow it is a great opportunity for us to look over our ordinances, look over what changes need to be made. I have a list in my office of proposed ordinance changes I would like to bring to the Planning Commission in this down time, start cleaning up our ordinances. Does Tuesday November 10th work as a work session? Mark, let's put that down and go for it. Andrew, how do the legalities of a work session work? Joshua, we set it up as a public meeting. It is not a public hearing; no official action can be taken. Is anybody willing to attend the training in Price? We don't need any commitments right now.

- **THE FARM SUBDIVISION AMENDMENT B TO PHASE 2**

You have the plat maps in the back of your packet. As many of you are aware the original plans for the Farm Subdivision, the creek, was all going to be green space. All of the homeowners would have access to it. There has been an amendment change to this subdivision, the green space has all been eliminated and it is privately owned property by the Nash family. The houses that will eventually be built on the north side of the creek; their property line will go down, across the creek, up the hill and will hit the back yards of the current houses on the south side of the creek.

Mr. Nash has worked it out with the home owners so they can buy the property all the way down to the creek bed, there by giving them access to the creek which many of them had hoped for. Extending lots 21, 23, 25 & 27 down to the creek bed.

What we are asking tonight is for a recommendation to City Council for this amendment.

Action Items

- **RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ITEMS:**
 - The Farm Subdivision Amendment B to Phase 2

Kerry, I make a motion that we send this recommendation to City Council for the Farm Subdivision Amendment B to Phase 2. Chris seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Kerry Kinney	Aye

Motion carried with all voting Aye.
None opposed

ITEMS FOR FUTURE DISCUSSION

- Planning

Future developments, we do have a FedEx facility that is very likely coming. It will be in the BHI Industrial Park.

Dale, right now they are talking a thirty thousand square foot building. It won't be until next spring.

Mark, how is the Fire Station coming?

Joshua, it is coming very nicely. They will be laying floors starting next week.

Chris, did the fence ordinance go through Council?

Joshua, yes the fence ordinance and the causeway went and were both approved exactly the way the recommendation was written.

Andrew, has there been anything on the Applet Court or anything?

Joshua, like a Hearing Officer? The Hearing Officer is what has been recommended by the State so we are still working towards that.

Chris, you mentioned updating the General Plan, what is your plan there?

Joshua, we budgeted this year; however we have been cautiously watching our revenues. Economically the City is not having a very good time, we are waiting to see how things go along.

ADJOURN

Szeth made a motion to adjourn, Kerry seconds the motion.

All in favor:	Chris Clark	Aye
	Szeth Simmons	Aye
	Andrew Bentley	Aye
	Mark Partridge	Aye
	Kerry Kinney	Aye

Motion carried with all voting Aye.
None opposed

The next Planning and Zoning meeting will be held October 20, 2015 in the Naples City Council Chambers @ 7:30 P.M.